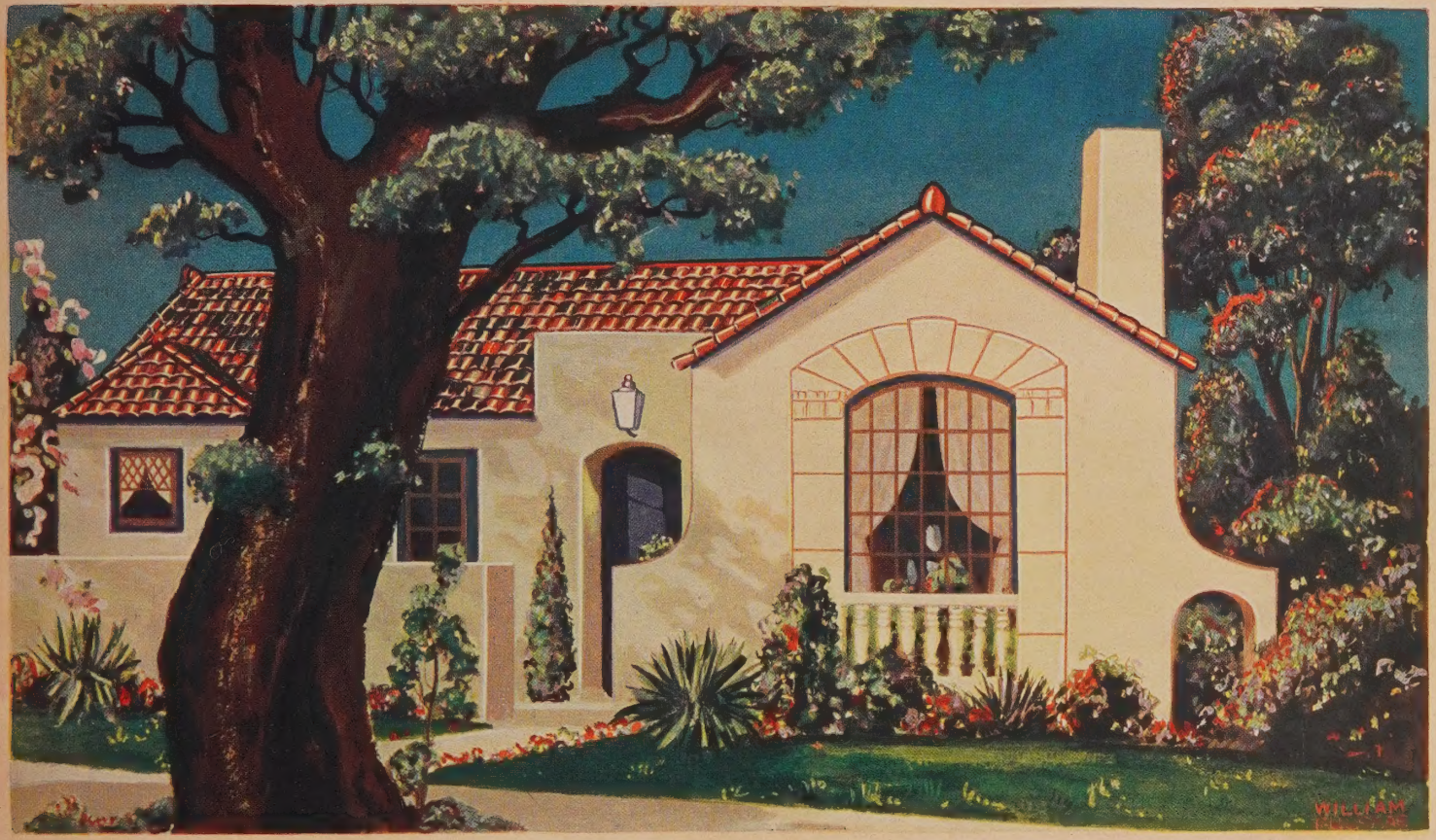
OAKLAND BUNGALOW BOOK



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OAKLAND BUNGALOW BOOK

Formerly Broadmoor Bungalow Book

A Collection of the Latest and Best Designs

SEVENTH EDITION

PRICE (POSTPAID) ONE DOLLAR

Published by J. B. PEPPIN, *Assisted by* R. F. PEPPIN
318 Seventeenth Street
OAKLAND
CALIF.

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By J. B. PEPPIN, Oakland, Calif.

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Oakland, California

FOREWORD

IT is with pleasure that I herewith present to the public my Seventh Edition of the Oakland Bungalow Book. As the name implies, it is devoted almost exclusively to bungalows of the five and six room type and of the most approved floor plans. As I have designed and built over nine hundred homes in Oakland, during the past fourteen years, it can readily be seen that I can show but a comparatively few plans out of my collection, in this book. However, I have endeavored to present some of these representing features that have proved most popular to the average home buyer. In this issue, I have particularly stressed the Spanish architecture, as there is an increasing demand for this type of construction. This is indeed "Californian," as it exudes the atmosphere of old Spain, from whom this state received its earliest settlers, and who established the early Spanish Missions of which the designs in this book are suggestive.

Being a practical builder of many years experience, the public can rest assured that my plans are practical and will "work out." The blueprints are sufficiently complete, so that any carpenter or builder will have no trouble in following them. I hereby wish to express my appreciation to the public for their generous patronage in the past, and sincerely trust that this Book will meet with equal favor.

J. B. PEPPIN.

ORDERING PLANS

IF THE PLAN you select is satisfactory without change order by number only. If it is practically what you want, but requires slight changes to meet your requirements, send me a rough sketch of the changes, and I will make the necessary alterations before sending the plan.

Don't forget you are dealing with one who has had a large experience in actual construction as well as in planning work, and that I will gladly advise you on any matters you may put before me.

I wish to call attention to the fact that I am not confined to the sale of the enclosed plans, nor do I limit myself to the sale of drawings now in stock, inasmuch as I am fully prepared to incorporate your ideas in special work. If you wish to order special drawings, I would request that you inform me as to the locality in which you propose to build, at the same time sending in your data as to the number of rooms and their arrangement, etc. For special plans, preliminary pencil sketches are always sent for criticism and alterations, and tracings are not completed until these sketches are approved.

Where the slightest change is to be made in the enclosed plans, it necessitates a new set of tracings which has to be prepared by an experienced draughtsman. Therefore, it does not make any difference whether it is a slight change or an entirely different design from any shown herein. It takes the same amount of labor to prepare the special drawing.

My plans are very complete and are easily followed by any competent mechanic. They consist of the following: A complete set of blue prints containing foundation, floor plan and elevations. Typewritten specifications to supplement the drawings are enclosed to cover the general conditions of the contract, such as excavating, masonry, carpentry, plastering, electrical work, plumbing, painting and other details.

Terms—My business is done strictly on a cash basis. No order will be filled unless accompanied by a remittance. This is an invariable rule, and is very necessary, on account of doing business in so many parts of the country, and is not intended as a reflection on your financial standing.

New plans drawn for $7.00 per room.
One-story plans, 1 set with specifications, $10.
Two-story plans, 1 set with specifications, $15.
Lumber lists, $5.
Extra sets of blue prints, $1.
Changes in plans, $5 per room.

References: Oakland Bank of Savings, Oakland, Cal.
Central National Bank, Oakland, Cal.

J. B. PEPPIN, 318 17th Street,
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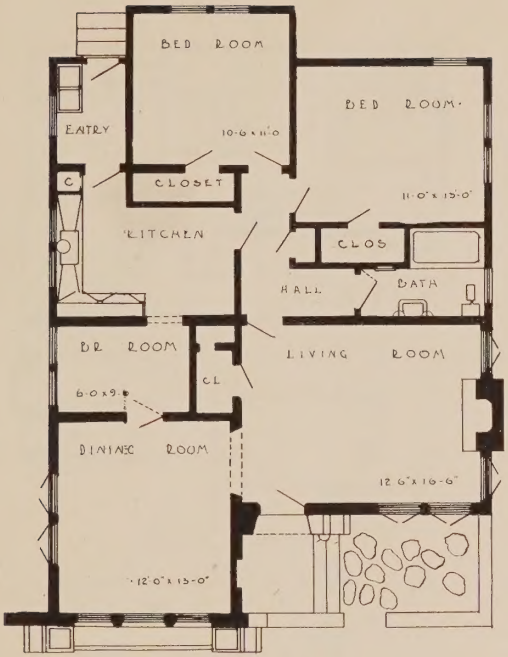
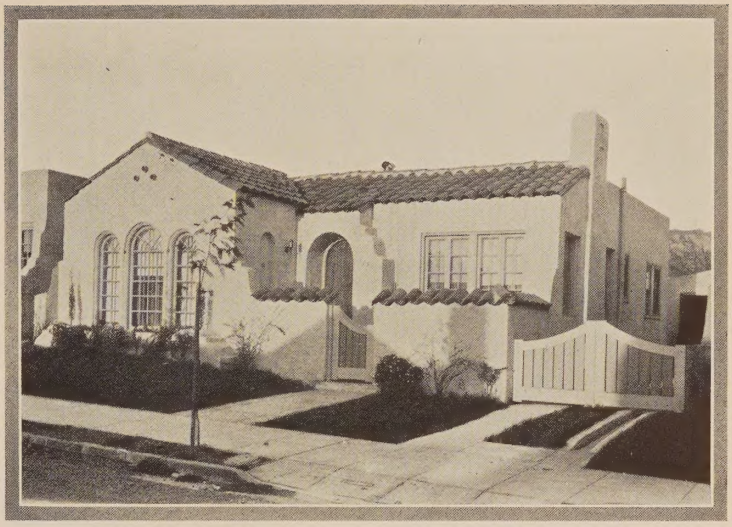
Phone: Oak. 748
Glen. 1819



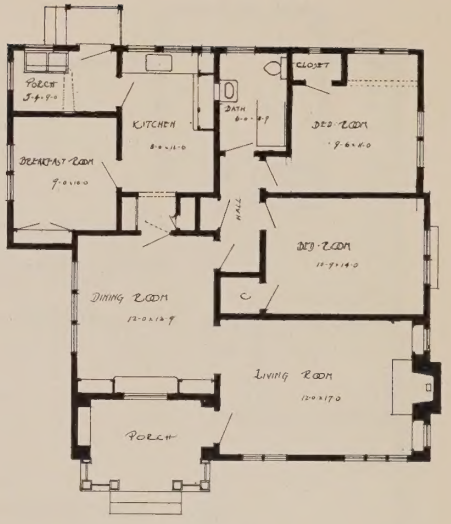
Floor Plan No. 701.



No. 701.

THIS was one of our Model Houses, and was visited by many hundreds of people. It was chosen first because of the clever exterior which attracts much favorable comment and also the interior which lends itself to the latest barrel ceilings and texture walls, which are so popular. The living room is finished in the latest rough texture walls, the usual wood casings being done away with, and interesting reveals substituted instead.

Plans and specifications $10.00.

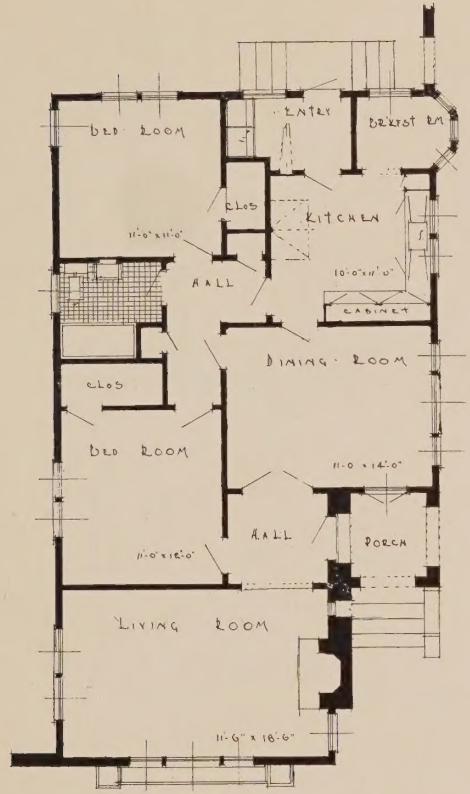


Floor Plan No. 702.

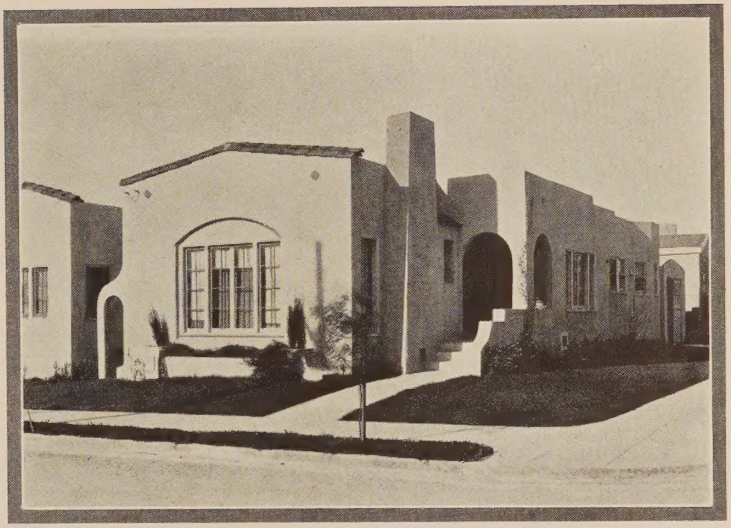
No. 702.

COULD one imagine anything more attractive than this ideal home? Rather stately and giving an atmosphere of dignified charm. The thatch shingled roof together with the white stucco walls make a pleasing contrast. Built-in features are found in dining room, breakfast room, and kitchen. Thus making this plan more desirable to those who must use them daily.

Plans and specifications $10.00.



Floor Plan No. 703.



No. 703.

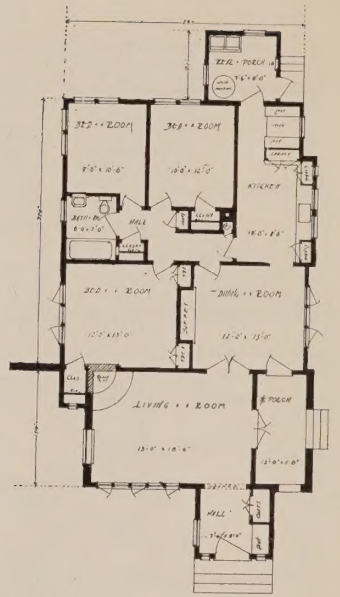
A HOUSE especially designed for a narrow lot. Also may be used for a corner. The hall separates the living and dining rooms, this is desirable, as it allows for complete privacy of these two rooms. The kitchen is built with all conveniences—while just a step will take you to the enclosed porch where the tubs and ironing board are located. A tile bath—separates the two well lighted bedrooms.

Plans and specifications $10.00.

No. 704.

AN unusual combination of ideas makes this home stand out in any neighborhood. It is a design that will never get tiresome. The floor plan shows conscientious effort to give large and well lighted rooms. The study of the entrance and side porch give added distinction to set it apart from the commonplace.

Plans and specifications $10.00.



Floor Plan No. 704.

Floor Plan No. 705.

No. 705.

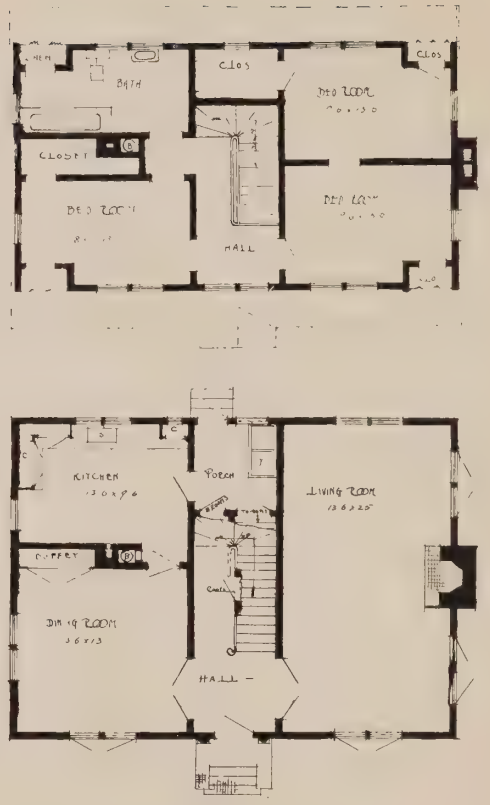
A VERY pleasing exterior of Mission design, and a most convenient floor plan. Extra large bedroom closets and one off living room which could be utilized for a wall bed feature. Wide archway between living and dining rooms.

Plans and specifications $10.00.

No. 706.

THERE is nothing so beautiful and dignified as our own American Colonial type of architecture. Here is a style that will never get out of date and will always be delightful to gaze upon. This design gives one a true conception of this style. The steep shingle roof, shutters, and stucco walls are extremely alluring. The rooms are large and are well adapted for hospitality which is the essence of this type of home.

Plans and specifications $15.00.



Floor Plan No. 706.

Floor Plan No. 707.

No. 707.

A WELL balanced design with a careful study of the front window openings. Note the interesting way in which these three openings are grouped with cement columns between. Thus adding a touch of richness to those elements. The varicolored tile on the roof harmonize with the trim and the troweled rough cast texture of the stucco. The tower effect over the entrance and the patio with its flagstone floor are also features worth considering.

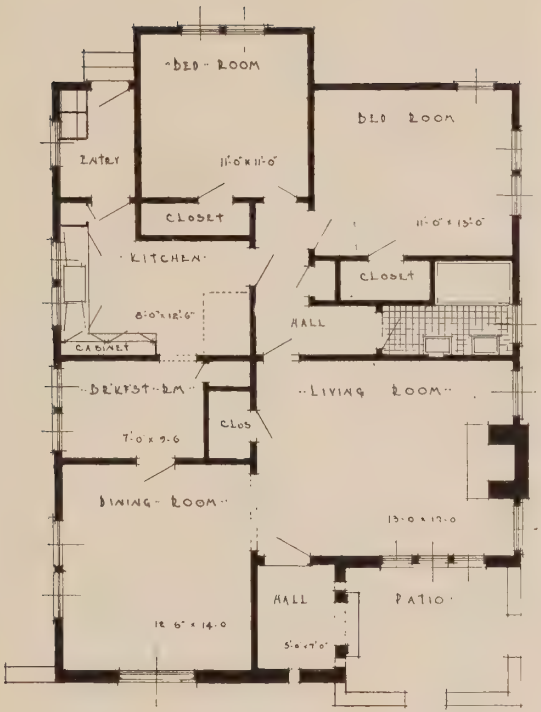
Plans and specifications $10.00.

No. 708.

A VERY attractive plan for a 40-foot lot. The large studio window in the living room, together with the high arched ceiling and walls artistically finished in compo with beautifully blended color shadings, makes this home something unique in finish, as well as architecture. A typical California bungalow, with its gay awnings, and green shrubbery, its white stucco blending against the blue of the sky.

Plans and specifications $10.00.

Floor Plan No. 708.



Floor Plan No. 709.

No. 709.

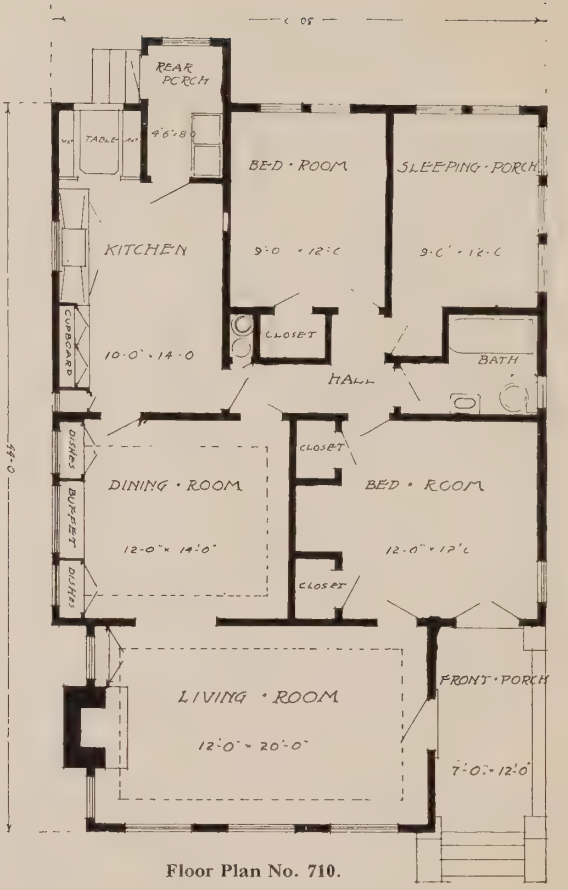
TALL ceilings, texture walls, hooded fireplace, make this home the estate of a true Spanish Grandee. The patio leading to the front door, with the white stepping stones sprinkled about, give the air of hospitality. While the dining room with its unusually tall ceiling, and the compo walls done in rich golden brown, give an atmosphere of gay festivity. A study of the floor plan shows the compactness which the designer has obtained by using all available space in the rooms themselves.

Plans and specifications $10.00.

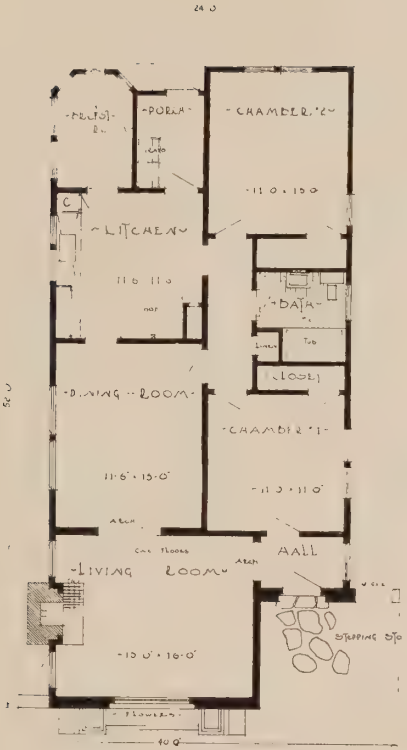
No. 710.

THIS bungalow of six rooms has the most popular floor plan in our book. Every room can be entered from the central hall, and the large front porch is a shady comfortable place for resting on a warm day. Exterior is of cement stucco, with half timber and the attractive iron grill adds very much to the beauty of the design.

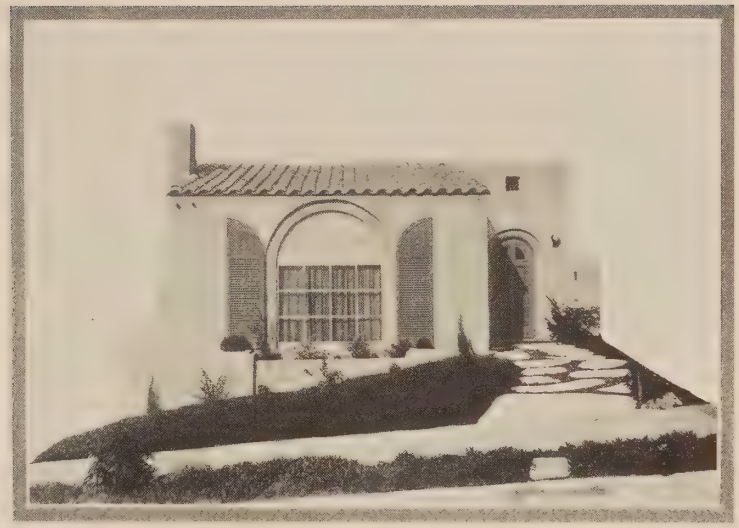
Plans and specifications $10.00.



Floor Plan No. 710.



Floor Plan No. 711.

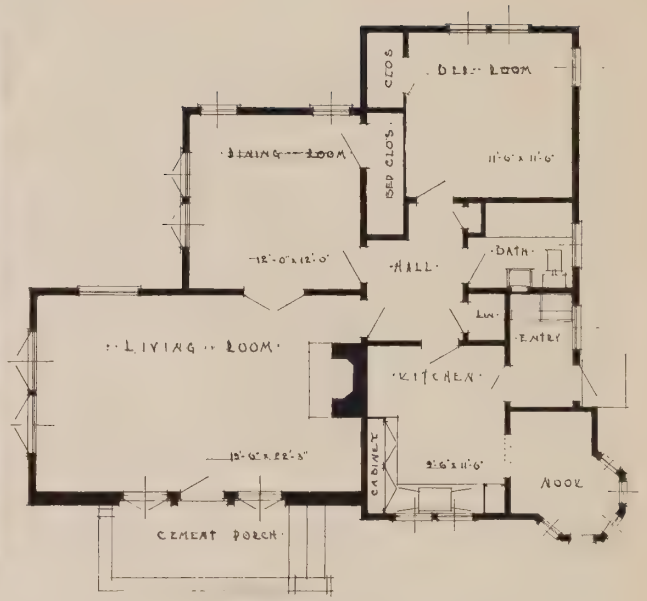


No. 711.

THIS charming home is designed to please the most exacting. The stepping stones leading neatly up to the doorway seem to issue an invitation to enter.

The shutters on the front have a neatness all of their own. The breakfast room in the rear is well supplied with windows, while the other rooms are all arranged with a view to satisfying the most exacting housewife. The rooms are well located, and there is a minimum of waste space.

Plans and specifications $10.00.

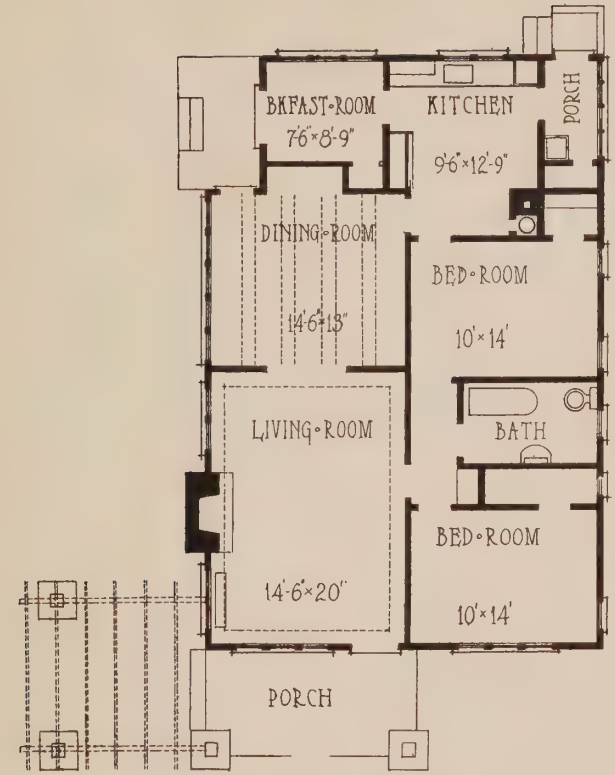


Floor Plan No. 712.

No. 712.

A POPULAR four room arrangement adapted to a corner or wide shallow lot. Extra large living room, artistic breakfast room. Wall bed in dining room, which makes this practically a five room house. This plan has been duplicated many times.

Plans and specifications $10.00.



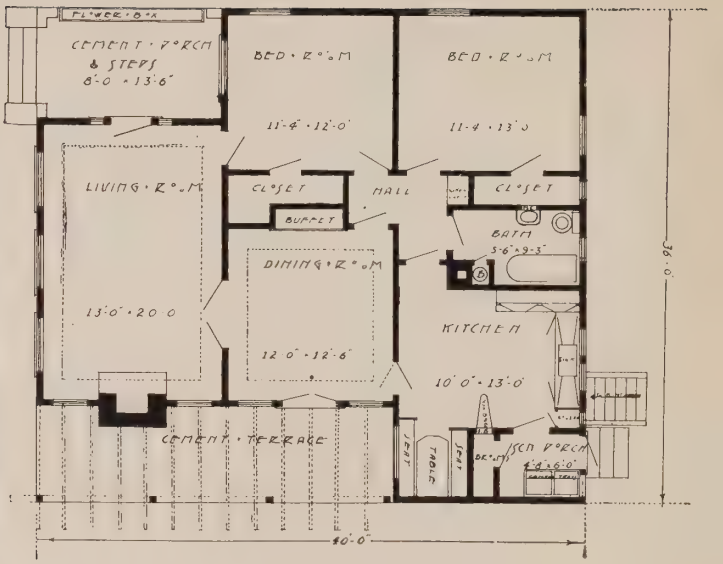
Floor Plan No. 713.

No. 713.

THIS plan received more inquiry than any plan in our book, having been built several times in South America, Cuba, Australia, Hawaiian Islands, and in many of the Southern States. It is known as our prize bungalow. The floor plan is well arranged for a small country home in a warm climate, as a great deal of shade can be obtained by the porches, porte cochere, etc., which give an atmosphere of comfort.

Plans and specifications $10.00.

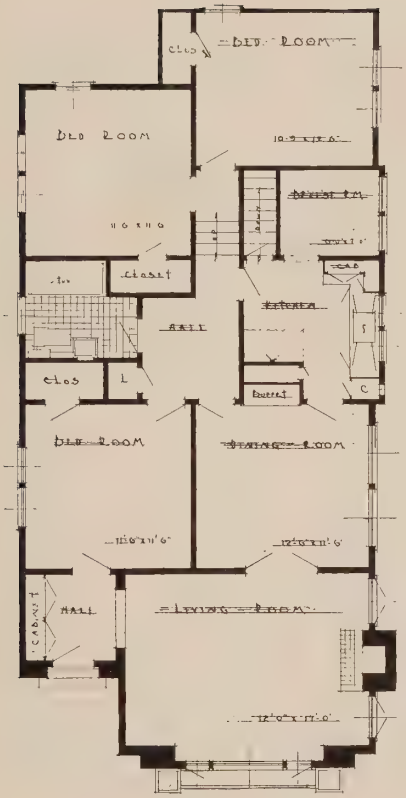
No. 714.



Floor Plan No. 714.

HERE is a neat little number with its interesting terrace of cement, brick or tile where flowers can bloom the year around. The breakfast nook in the kitchen where light breakfasts and luncheons may be served to the advantage and ease of the housewife, is an enjoyable feature.

Plans and specifications $10.00.

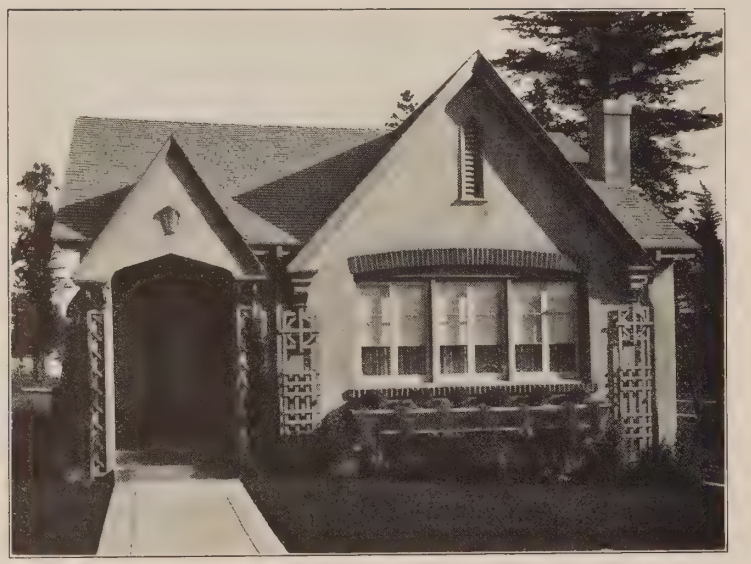


Floor Plan No. 715.

No. 715.

A VERY fine six-room arrangement for a narrow lot. The rear bedrooms are elevated, providing for a finished basement, laundry and large storage space reached by steps leading down from kitchen.

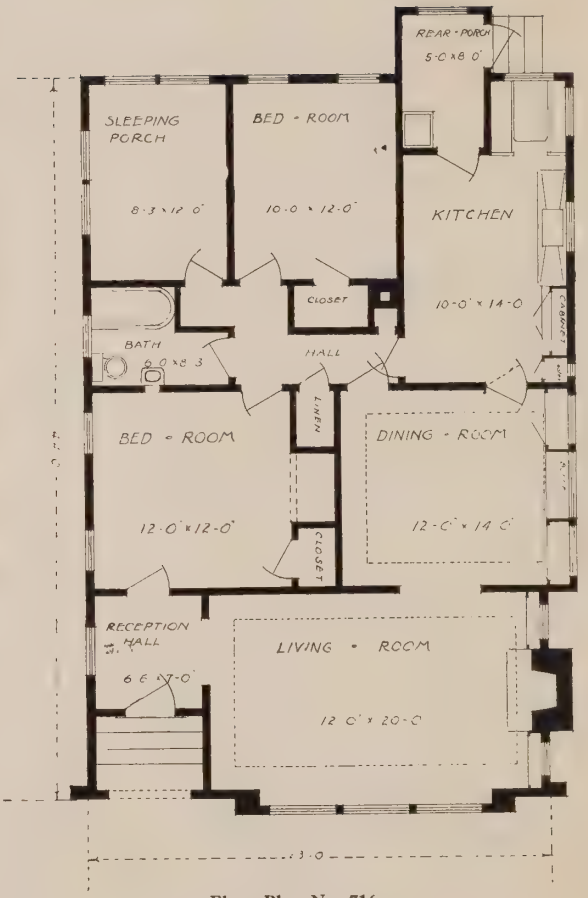
Plans and specifications $10.00.



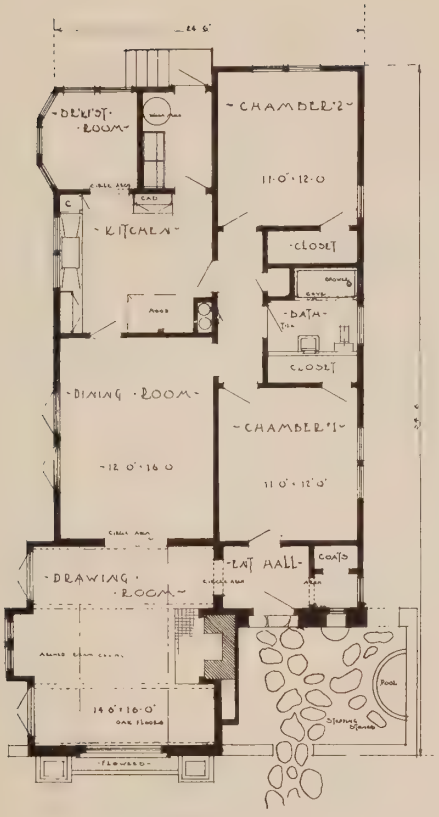
No. 716.

AN English type bungalow of pleasing lines, with very convenient floor plan. The large living room with its open fireplace at one end and its large front windows make this most unusual. The three bedrooms are arranged within easy access to the bath so as to afford wonderful accommodation.

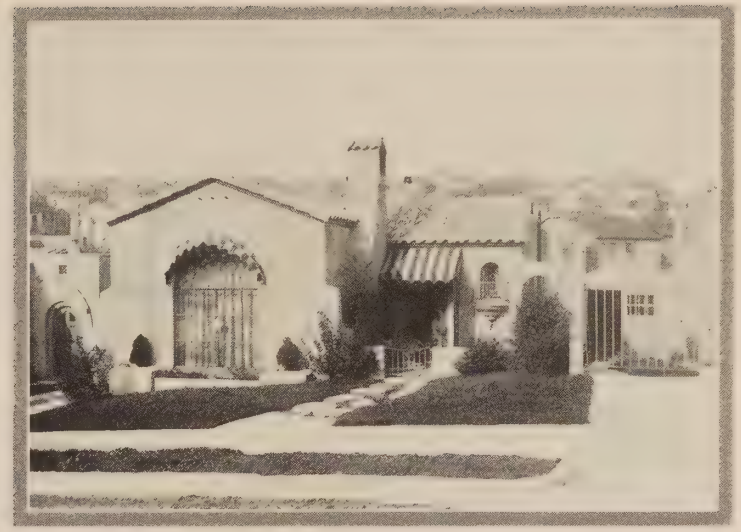
Plans and specifications $10.00.



Floor Plan No. 716.



Floor Plan No. 717.



No. 717.

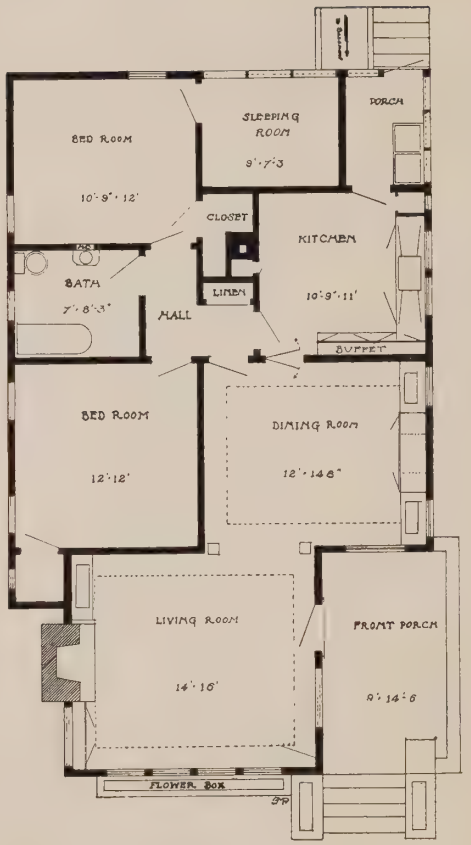
THIS unique plan with its drawing room walls finished in compo, its beamed ceiling in oak, together with its large circle head window make it a most attractive room. The dining room is larger than the usual bungalow plans, and the breakfast room is exceedingly bright and cheery. One of the exceptionally attractive features of this little place is the coat and telephone room at the right of the entrance hall with its circular windows of leaded glass. The patio with its fish pond, fountain, and stepping stones, and shrubbery make it a very complete and attractive home.

Plans and specifications $10.00.

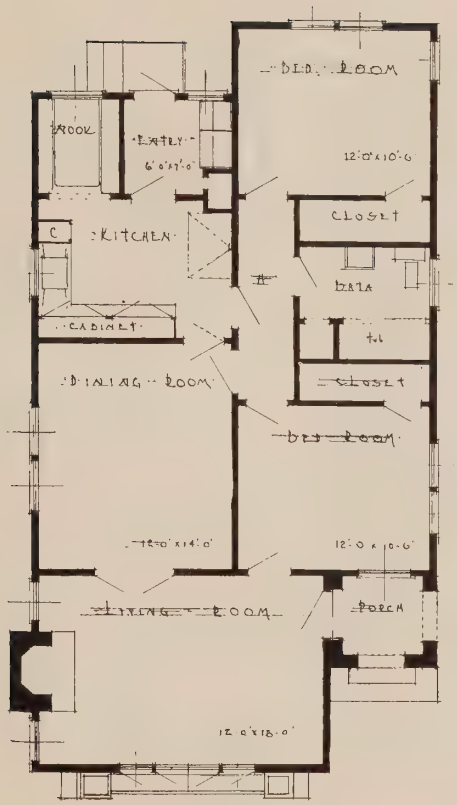
No. 718.

EXTREMELY attractive, this bungalow for a narrow lot. The central hall giving an ideal arrangement in saving of floor space. The kitchen is very convenient and is beautifully decorated in cream colored enamel with panels set in of orchid color. Orchid tile decorate the back of sink and the cap in front. The low attractive porch is most enjoyable in summer.

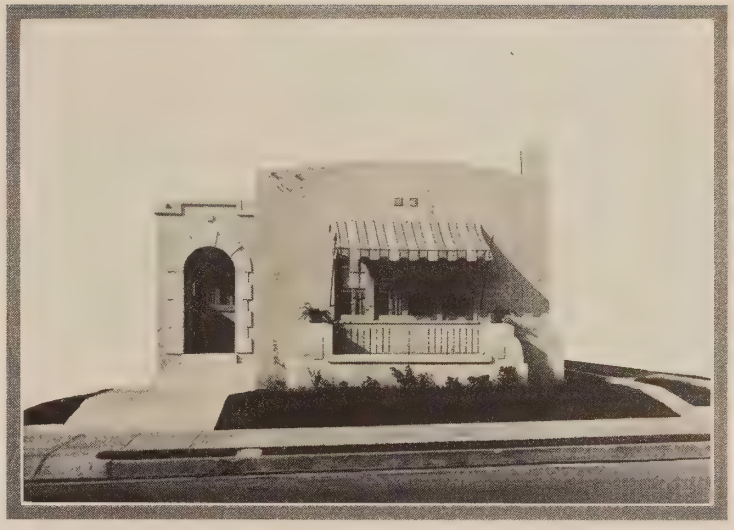
Plans and specifications $10.00.



Floor Plan No. 718.



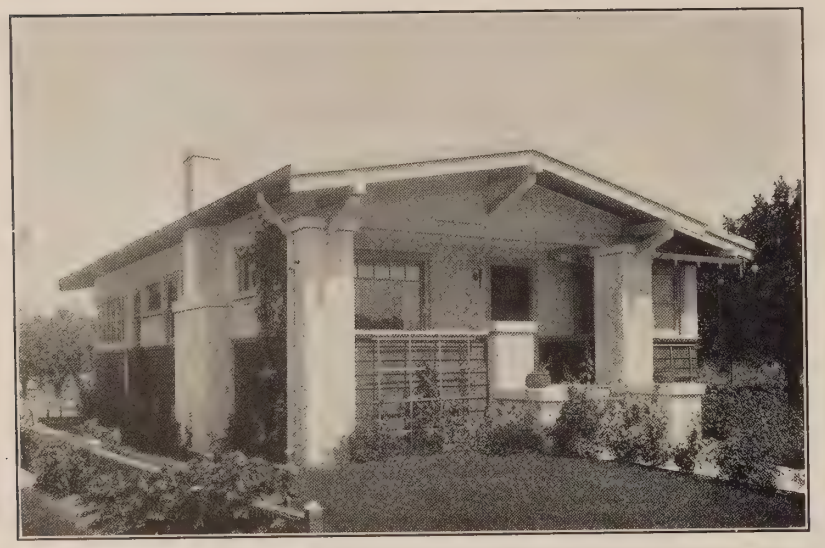
Floor Plan No. 719.

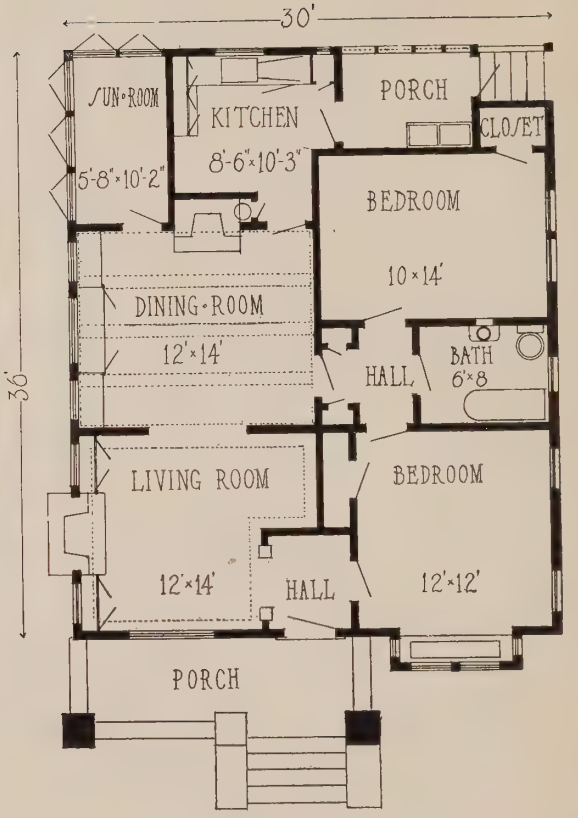


No. 719.

AN attractive and inexpensive little plan suitable for a 36-foot lot allowing 8 feet on side for driveway. This plan has all the features of the larger and more pretentious type of home and yet can be built at an extremely small cost.

Plans and specifications $10.00.



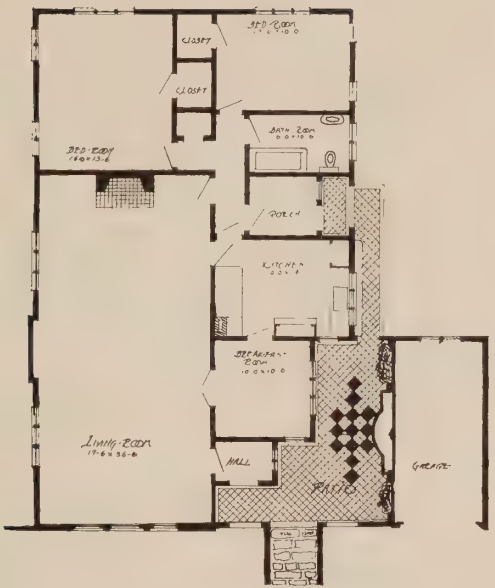


Floor Plan No. 720.

No. 720.

COMPACT is this type which appeals to those of moderate income, as it can be built very inexpensively and yet appears cosy and inviting. The stucco and rustic combination calls attention to a new idea in the bungalow.

Plans and specifications $10.00.



Floor Plan No. 721.

No. 721.

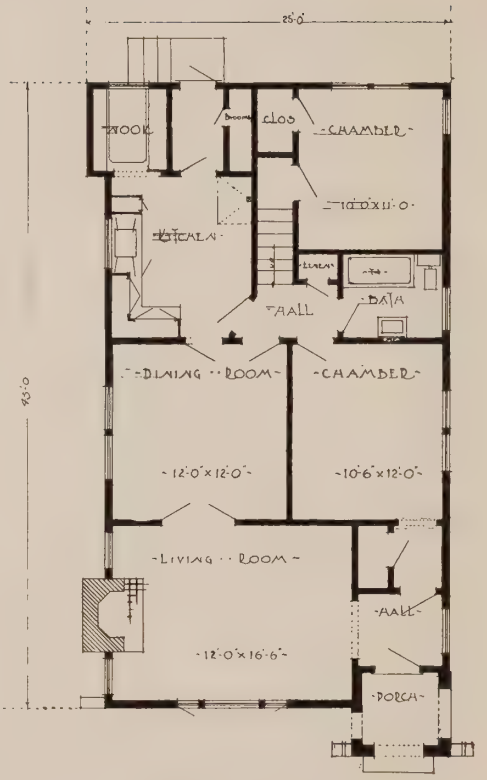
ANOTHER inheritance from the land of the guitar. A modest Spanish mansion in every way. The patio is situated so that a maximum amount of seclusion is obtained, and with the tile floor and fish pool, it is truly a beautiful spot. The living room is large and with a high ceiling, while tall stately windows are revealed at the end. The garage in front adds to charm and convenience.

Plans and specifications $10.00.

No. 722.

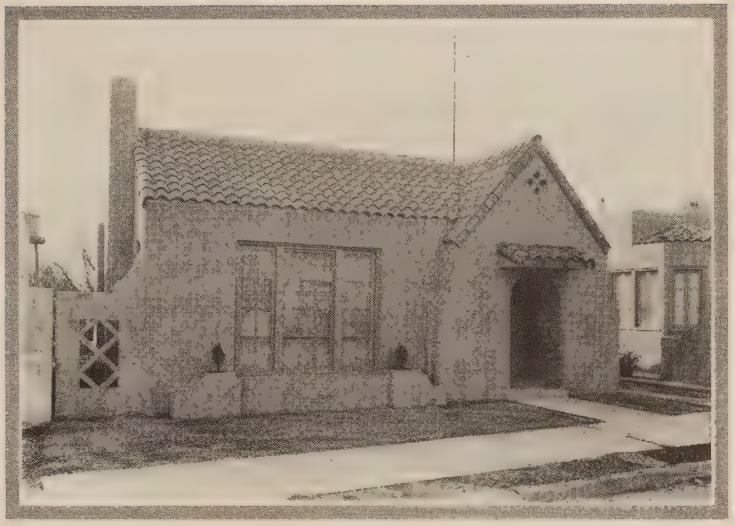
BRIGHT awnings give this home a cheerful look. This home has an elevated bedroom in back, which makes it possible to build a large laundry and basement. The reception hall one enters before being admitted to the living room or bed room gives the desired privacy to the inhabitants. An excellent floor plan for the small inexpensive house.

Plans and specifications $10.00.



Floor Plan No. 722.

Floor Plan No. 723.



No. 723.

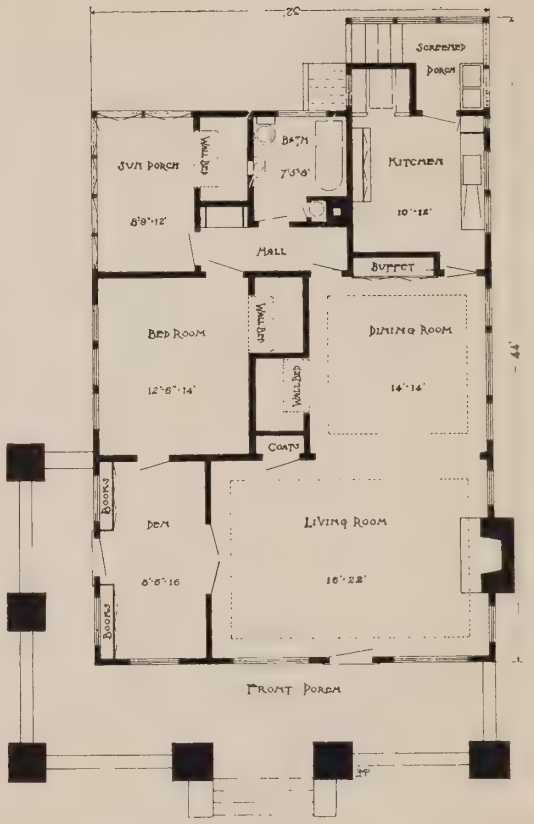
HERE is a design that is hard to beat. Note the interesting treatment of the roof and entrance way thus giving a neat and cosy character to the ensemble. The saying that the entrance to your home expresses its individuality can certainly be applied to this case. The window openings are arranged in a simple but pleasing way, being placed in such a manner as not to detract attention from that which the designer wished to emphasize.

Plans and specifications $10.00.

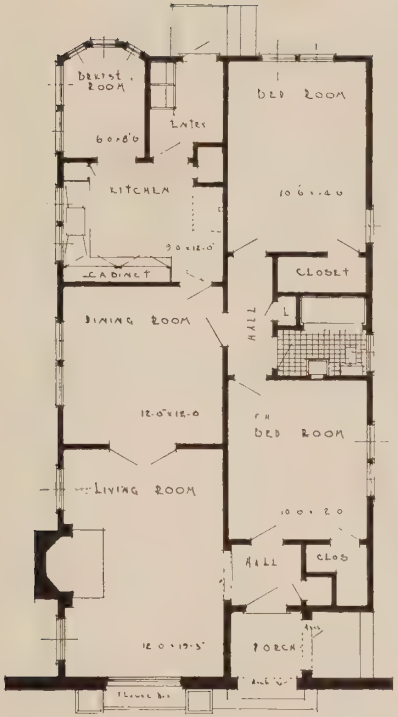
No. 724.

A real roomy bungalow with porch across the front and side. On entering the large living room you will be pleased with the delightful open dining room directly in front of you, while on your left is located the den. The sun porch of glass at the rear is a very attractive feature, and can be used for a sewing room. This home is especially designed for a wide lot.

Plans and specifications $10.00.



Floor Plan No. 742.



Floor Plan No. 725.

No. 725.

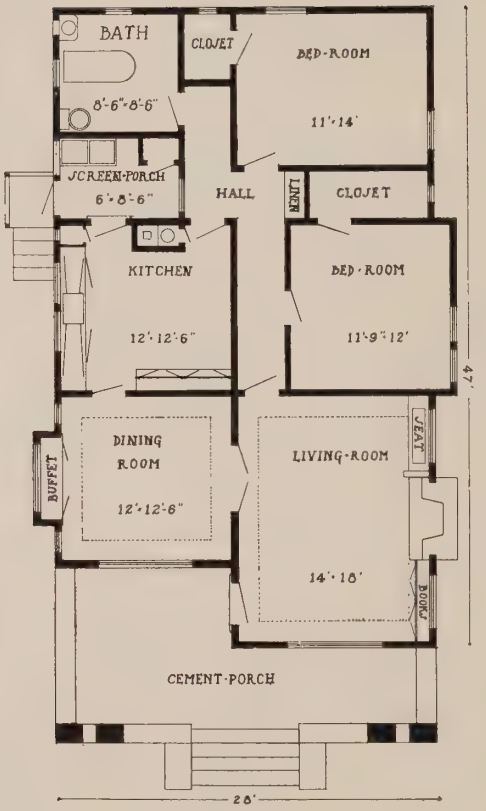
THIS artistic little bungalow is extremely attractive for its simplicity of lines and its well lighted rooms. This living room with its large open fireplace is a very delightful feature to the home lover, and the breakfast room with its two sides entirely of glass adds greatly to the brightness of this little domicile. From the front porch on the right, steps terrace down to the automobile landing. This bungalow is particularly adapted to the narrow lot.

Plans and specifications $10.00.

No. 726.

ONE of the most forceful and delightfully imposing fronts we have yet seen for this type of architecture. This home will make its presence felt in any neighborhood. Neat and trim in appearance it has a commanding aspect. The wide over hang and bold stucco columns and buttresses help to give this distinction.

Plans and specifications $10.00.



Floor Plan No. 726.

Floor Plan No. 727.

No. 727.

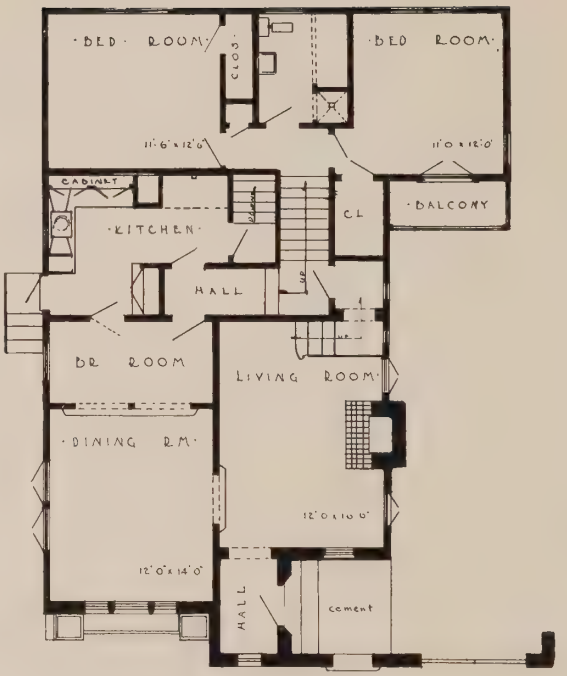
THIS unusually attractive little bungalow carried out in Spanish architecture shows character and originality. A great deal of its charm is brought out by the tall circular headed window, adding further interest to its living room which has an arched ceiling and attractive wall treatment. Note the cozy breakfast room to the front which is flooded with sunlight, and the patio entrance.

Plans and specifications $10.00.

No. 728.

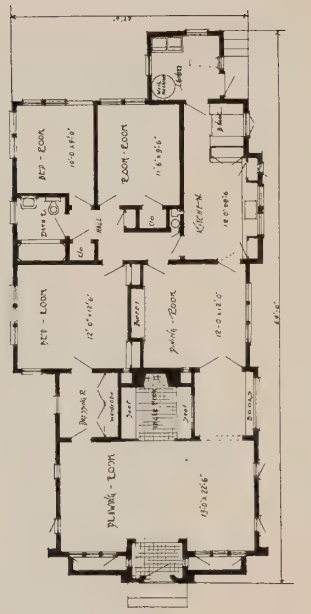
SUGGESTING perhaps, a touch of old world architecture, this unusual little home at least shows originality. The steep pitched roof over the entrance way. The tall circular headed windows with their interesting reveals add to its charm and are features which are bound to attract the attention of the passerby. The simple cast cement grill through which light penetrates into the front entrance hall adds interest to the design and on very warm days gives a cooling and restful feeling immediately upon entering the door. The plan is simple and direct as can be seen. The rear portion of the house, the two bedrooms and bathroom being elevated leaves ample space below for a large laundry and garage adjoining.

Plans and specifications $15.00.



Floor Plan No. 728.

ABOVE is shown the interior of the living room in No. 728. Note the interesting brick stairway, with its iron rail leading to the rear upper hall. A very beautiful texture has been produced on these walls.

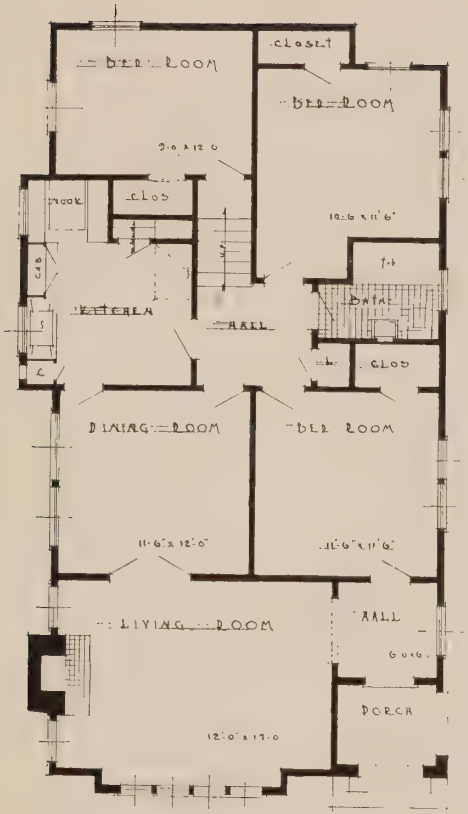


Floor Plan No. 729.

No. 729.

THIS home is indeed in a class by itself, as far as distinctive qualities go. It has a touch of the English Cottage design with its thatch roof effect and quaint entrance. Odd and yet possessing a peculiar fascination.

Plans and specifications $10.00.



Floor Plan No. 730.

No. 730.

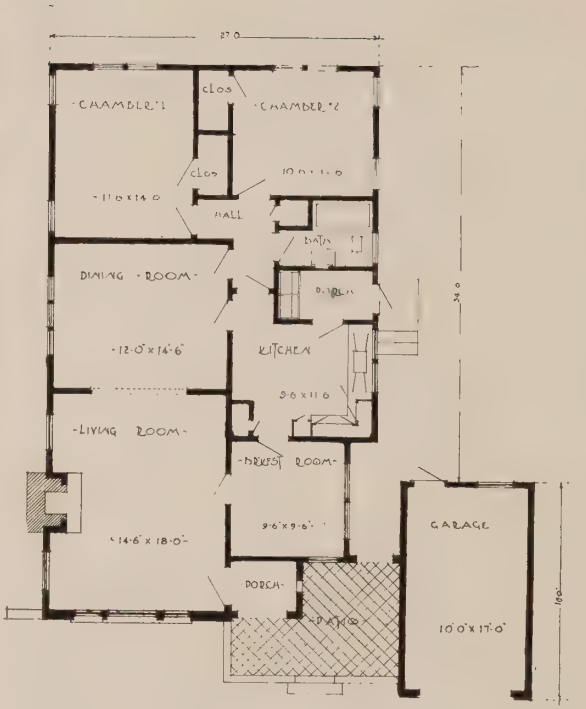
SOMETHING different in a six-room plan. By careful study the rear bedroom has been elevated sufficiently to allow for a good-sized laundry and basement which is very desirable to the average home planner. The kitchen is ideal in arrangement with a breakfast nook to one side. Designed especially for a narrow lot.

Plans and specifications $10.00.

No. 731.

HERE again we have the idea of the garage in close proximity to the house, yet not detracting from the design itself but perhaps adding to its charm. The breakfast room in front is slightly out of the ordinary and is very desirable. In fact all the room arrangements are excellent.

Plans and specifications $10.00.
Please specify which elevation desired.



Floor Plan No. 731.

No. 731-A.

No. 731-B.

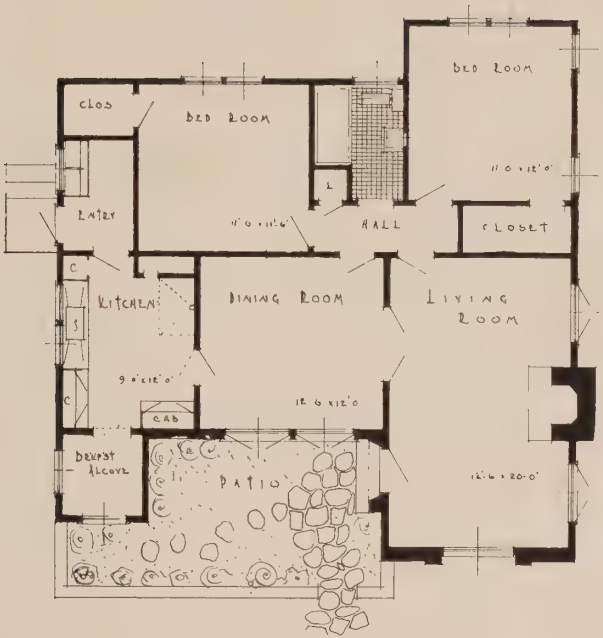
ABOVE are shown two more designs for floor plan—No. 731, showing the interesting way in which the designer has treated the same plan and still succeeded in giving each one its individuality.

No. 732.

PRONOUNCED a very handsome design by many admirers, this little home with its touch of colonial architecture is unsurpassed in quality. The green shingle roof with its double lap effect at intervals is interesting and makes a pleasing contrast with the snow white rustic sides.

Plans and specifications $10.00.

Floor Plan No. 732.



Floor Plan No. 733.

No. 733.

THIS little show house should be seen to be appreciated. Particularly adapted for a corner lot, with a southern exposure, and a wealth of sunshine, it is indeed a home of exquisite charm. The large living room with high barrelled ceiling, and dining room are done in artistic compo finish. The large patio with stepping stones and luxuriant shrubbery completes the picture. An-Ideal-Home-For-A-Bride.

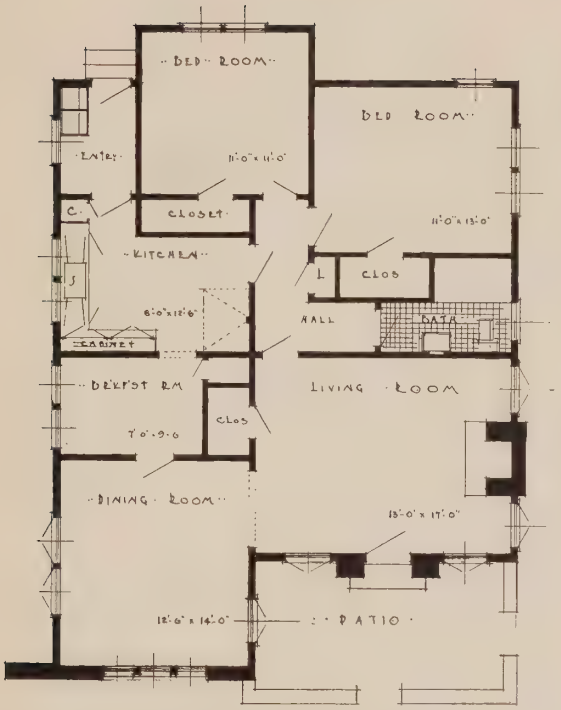
Plans and specifications $10.00.

No. 734.

Floor Plan No. 734.

THIS floor plan is especially designed for a country home. The court in the rear has a lily pond with gold fish while exotic plants and ferns sway to and fro to the breezes. Here we may place wicker and porch swings, to pass the summer days and nights. An ideal place for entertaining.

Plans and specifications $15.00.



Floor Plan No. 735.

No. 735.

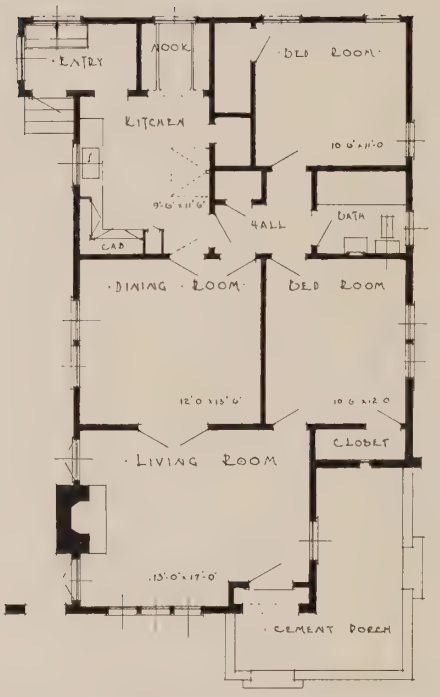
QUAINT is the word we use to describe this home. It suggests in a way a setting of the old world idea. The living and dining rooms are arranged in an ideal way for entertaining, with plenty of sunlight. The design in itself is extremely modest and gives expression to a real home-like atmosphere.

Plans and specifications $10.00.

No. 736.

PERHAPS the real reason that gives this plan its popularity is the careful manner in which the rooms have been arranged and the large cement porch or terrace in the front. The porch, a trifle secluded from view, is a very desirable feature to the average home buyer. Here we have a very cleverly worked out design for this floor plan. Giving the appearance of a typical adobe cottage.

Plans and specifications $10.00.
Please specify elevation desired.



Floor Plan No. 736.

No. 736-A.

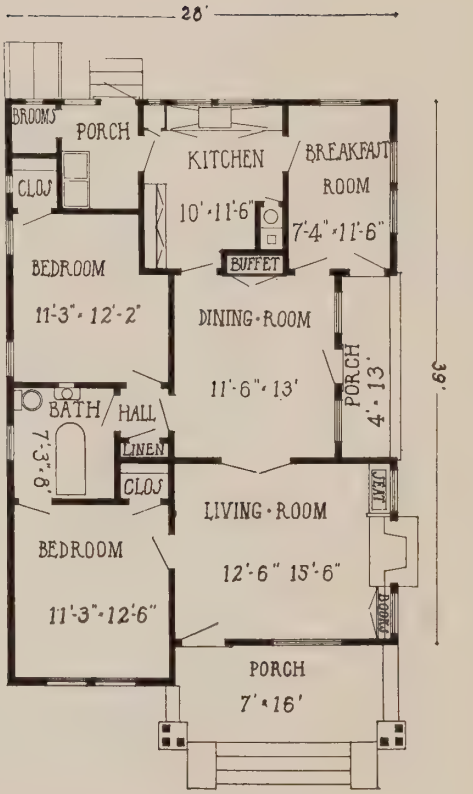
No. 736-B.

TWO excellent designs for floor plan No. 736 are shown above. These three homes could be built together in a row without giving an appearance of similarity.

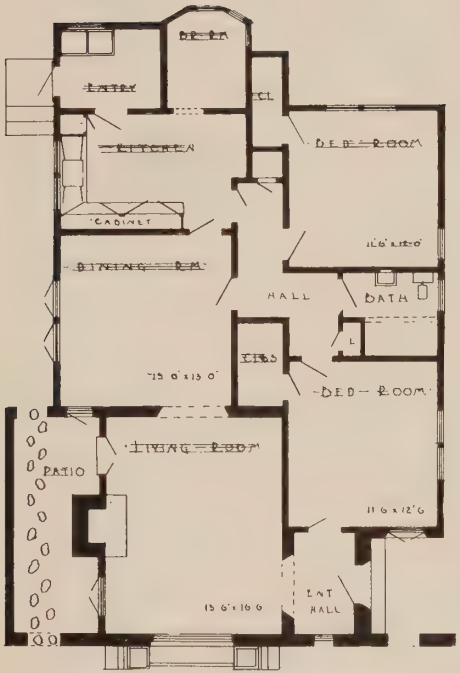
No. 737.

QUIET and unassuming, this is just the home for the person of modest income. Designed with simple clean cut lines it makes a real cozy little home. The breakfast room opening off both the dining room and kitchen in a comfortable enjoyment as well as the porch from the dining room. Note that there is very little waste hall space which is desirable when cutting down the cost of building.

Plans and specifications $10.00.



Floor Plan No. 737.



Floor Plan No. 738.

No. 738.

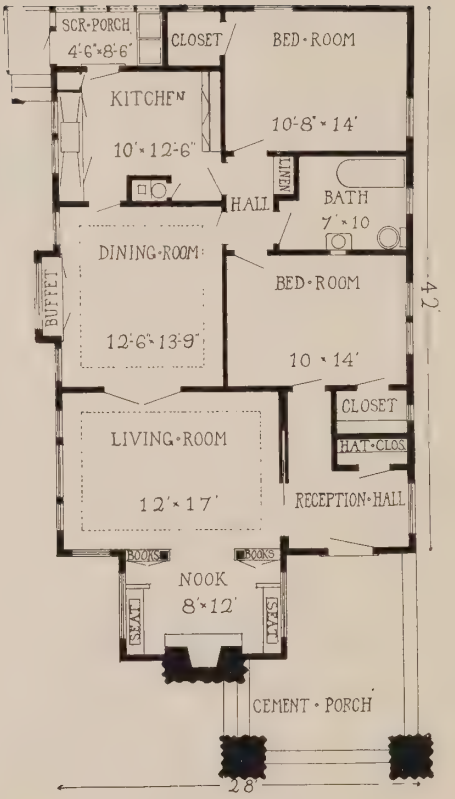
HERE is one of our cleverest designs. The large steel studio window furnishes light and splendor to the living room. It is interesting to note the treatment of this window from the exterior. The stone joining effect around the arch gives a feeling of strength and beauty. The patio just off the living room with its neatly arranged garden and fish pool is a delightful and secluded spot where many enjoyable hours could be spent.

Plans and specifications $10.00.

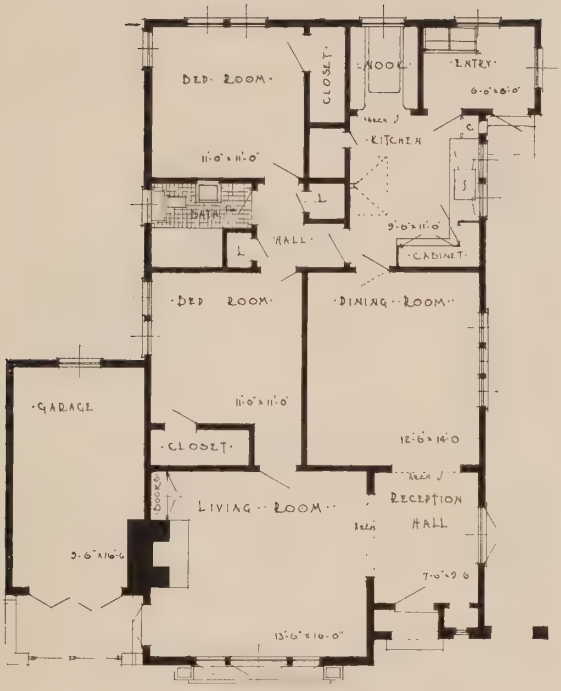
No. 739.

TYPICAL California bungalow construction. The wide overhanging eaves giving shade and coolness to the entire home. The combination of cobbles and stucco—and here is a hard one to beat for real beauty. The ingle nook off the living room gives that section of the house an air of hospitality and warmth.

Plans and specifications $10.00.



Floor Plan No. 739.



Floor Plan No. 740.

No. 740.

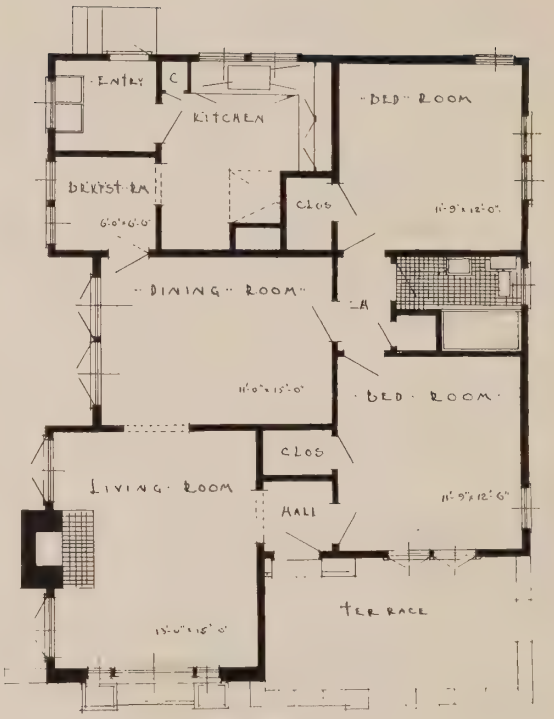
THIS little home is indeed out of the ordinary. It can be built inexpensively, and is planned for comfort. The garage conveniently located in front is easily reached from the living room. A large reception hall opening into both the living and dining rooms is a feature which many prospective home planners desire.

Plans and specifications $10.00.

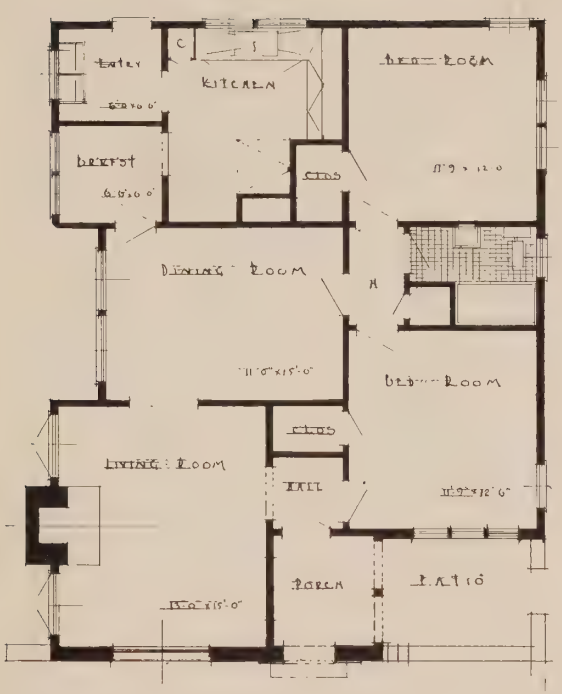
No. 741.

HOW is this home for style, beauty and convenience? We are inclined to believe that it just suits the taste of the average home planner. Here the designer has succeeded in creating something not only of great beauty but of maximum practical value to the owner, every inch utilized to its best advantage.

Plans and specifications $10.00.



Floor Plan No. 741.

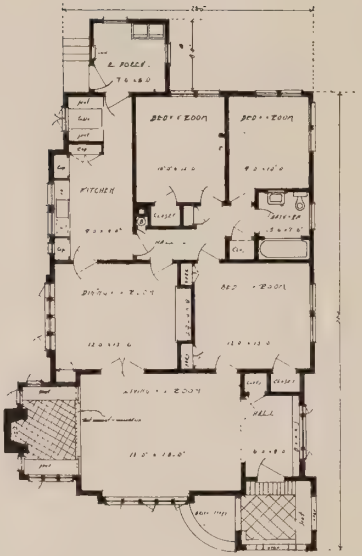


Floor Plan No. 742.

No. 742.

IS there anything more rare than a home which is in perfect accord with the ensemble. Here we find the bungalow which answers this requirement. Spanish in type, it is set off with its tile roof and arched entrance. The patio with its fish pond to lend distinction. The large circle window allows the maximum entrance of light to brighten the walls. The breakfast room papered in brilliant design—harmonizes with the kitchen which is decorated in tile of the same color.

Plans and specifications $10.00.

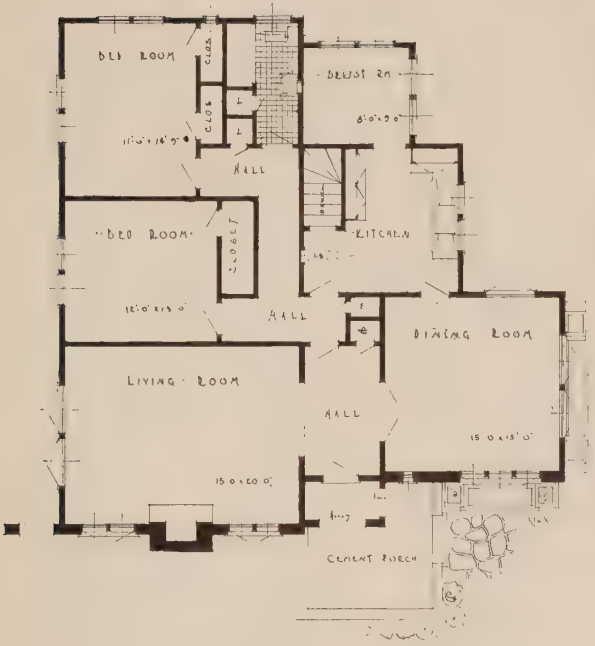


Floor Plan No. 743.

No. 743.

PERHAPS the reason for the attractiveness of this house is the graceful way in which the roof has been treated. English in design this home is architecturally speaking "a marvel." The ingle nook in the living room is a welcome addition as well as the small breakfast corner in the kitchen. These are a few items which go toward making this home one of the best.

Plans and specifications $10.00.



Floor Plan No. 744.

No. 744.

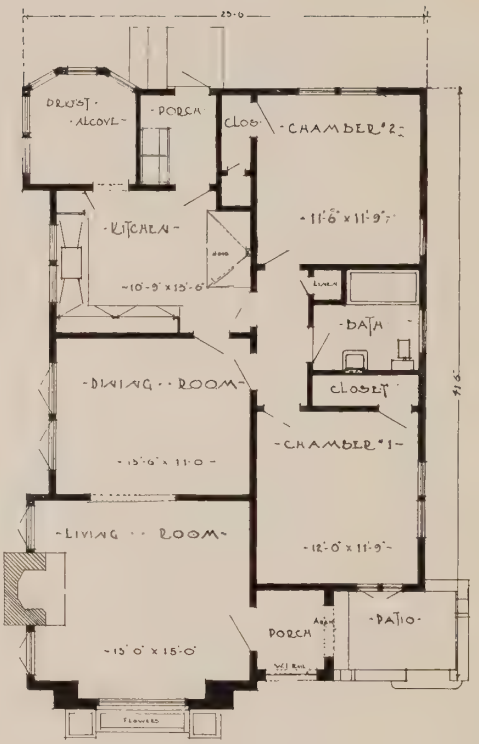
HERE we have a most pleasing and delightful home designed in the Spanish type with a floor plan exceptionally well laid out for comfort and convenience. From the entrance hall on the left, through an arch one enters the spacious living room, while on the right through French doors you enter the dining room flooded with light from three sides. All rooms in this bungalow are larger than the average home and it is particularly adapted to a corner lot.

Plans and specifications $10.00.

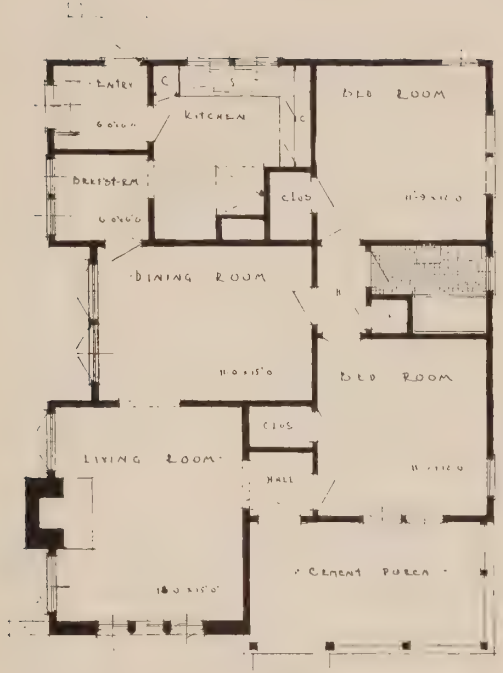
No. 745.

CHARACTERISTIC of this type of architecture of today observe this cozy 5-room bungalow. The large recessed circular headed window with the tile over it and the attractive flower box at the base being its outstanding feature. The patio adding interest to its large entrance. The plan is convenient and practical with its front and rear bedroom.

Plans and specifications $10.00.



Floor Plan No. 745.



Floor Plan No. 746.

No. 746.

THERE is not an inch of waste space in this little house. An ideal home for the family of moderate income. The most important feature is the large porch, which makes this place especially adaptable to warm climates. Here on a summer evening we can imagine the family gathering, in porch swings, and hammocks, the comfortable feeling of rest, quietude. The rough hewn timbers and shutters give an air of individuality, which is seldom found in the average bungalow.

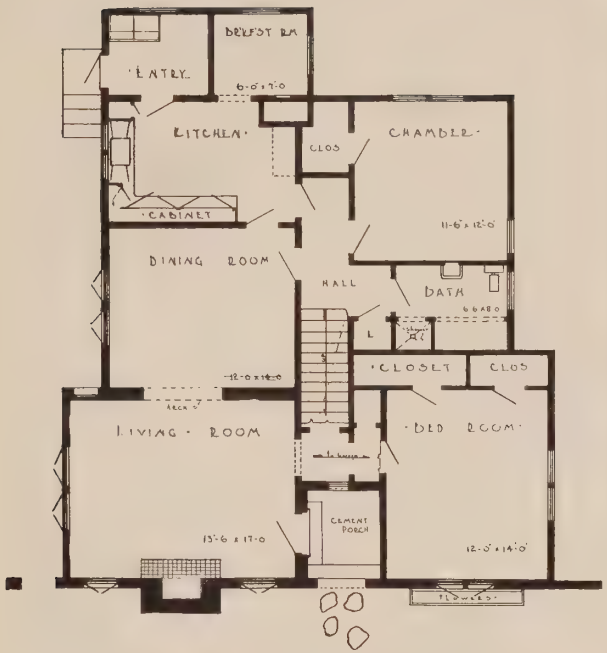
Plans and specifications $10.00.

No. 747.

A REAL home in every respect. Inexpensive to build and yet possessing those qualities which make a lasting and pleasing impression on the observer. The high barrel ceiling in the living room furnishes that room with a distinction which is difficult to surpass. Both the living and dining rooms open out on a charming little patio terrace with bird bath, and other interesting features.

Plans and specifications $10.00.

Floor Plan No. 747.



Floor Plan No. 748.

No. 748.

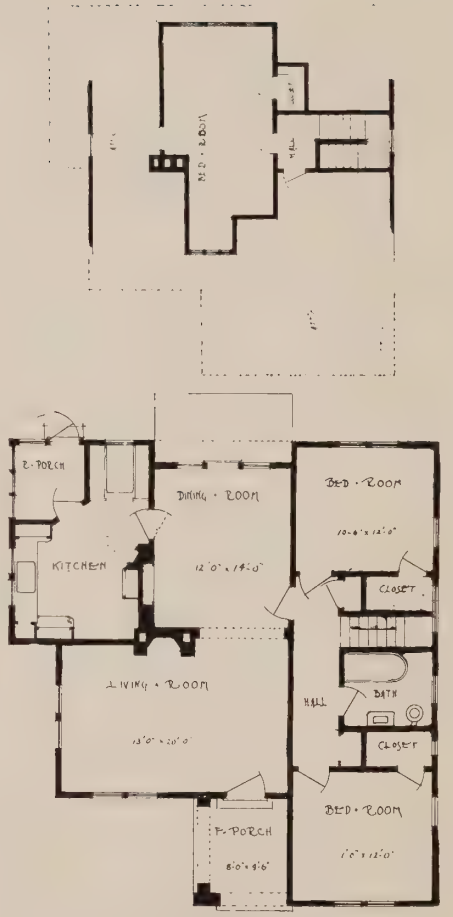
ANOTHER case of where the elevated bedroom over the garage is used to excellent advantage through doing away with the driveway and adding more frontage and consequently a more beautiful effect. This effect could not otherwise be obtained on the average narrow lot. And yet there is not the over use of ornament and detail. The easy accessibility of the garage from the living room. The ample size of the rooms and closets, are a few of the many features which make this plan perhaps our most popular seller.

Plans and specifications $10.00.

No. 749.

A STORY and a half bungalow type and a truly beautiful one. Interestingly cut up wings give it a rambling effect which harmonizes with its English touch of architecture. The front porch with its simple archway is a beautiful addition to the design. The rooms are large and plenty of closet space is provided for.

Plans and specifications $15.00.



Floor Plan No. 749.

Floor Plan No. 750.

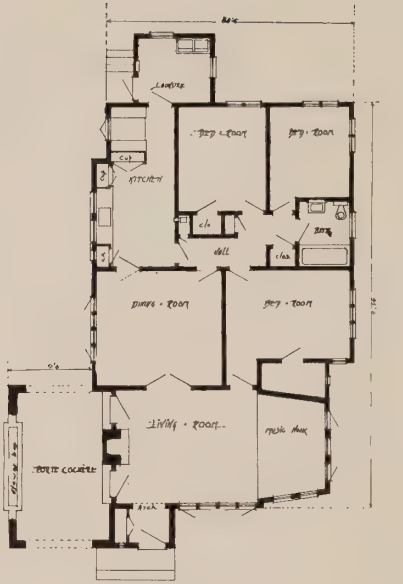
No. 750.

THE spirit of Old California Missions seems to be embodied in this little home, which has a distinction of its own. A study of the floor plan gives us the same clever arrangement of the rooms so as to include every inch of space into living quarters. Laundry provided in basement. The iron gate, at the entrance to the driveway, makes a pleasing combination.

Plans and specifications $10.00.

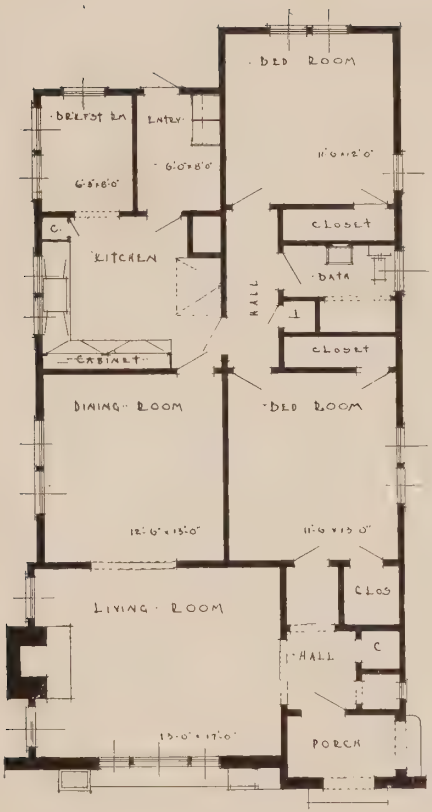
No. 751.

THIS very attractive bungalow was selected from hundreds of Oakland Bungalows by the "Committee on Better Homes for America" as Exhibit No. 1, and thousands of people examined it during Better Homes Week. The porte cochere can be used for a garage if lot demands. Roof is soft green, which blends with the yellow stucco, and trimmings of same color. The living and dining rooms are finished in Australian cedar, and the walls are papered with a blend in harmony with the woodwork.



Floor Plan No. 751.

Plans and specifications
$10.00.



Floor Plan No. 752.

No. 752.

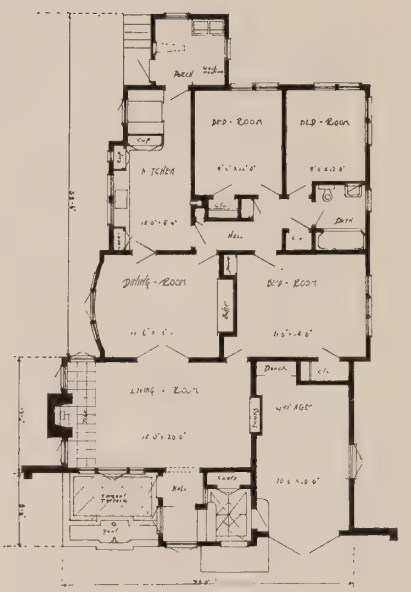
WHEN all is said and done it is from the simpler forms of architecture that we derive our lasting impression. What could be more artistic than the design of this little home. The small covered porch, roofed over with tile gives just enough color and character to the design to give the average person the desire to enter and see more. The rooms are amply large and are conveniently planned with plenty of closet space. Not expensive to build and not hard to look at, an excellent combination.

Plans and specifications $10.00.

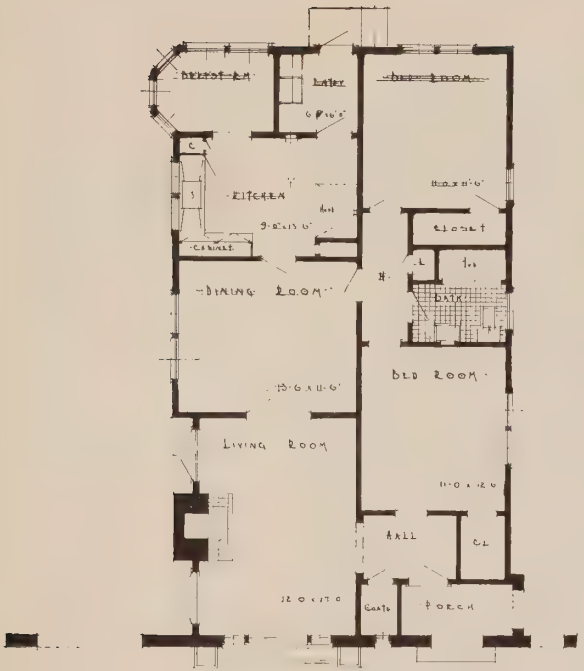
No. 753.

FEATURING the English type of architecture and combining a practical idea of having the garage as part of the bungalow. Its type of architecture is also attractive for a large home with three separate bedrooms. An attractive feature is the front porch with the striped awning adding a touch of color. The detail of its exterior can be carried out in either dashed stucco or rustic with the shingle roof in colors.

Plans and specifications $10.00.



Floor Plan No. 753.



Floor Plan No. 754.

No. 754.

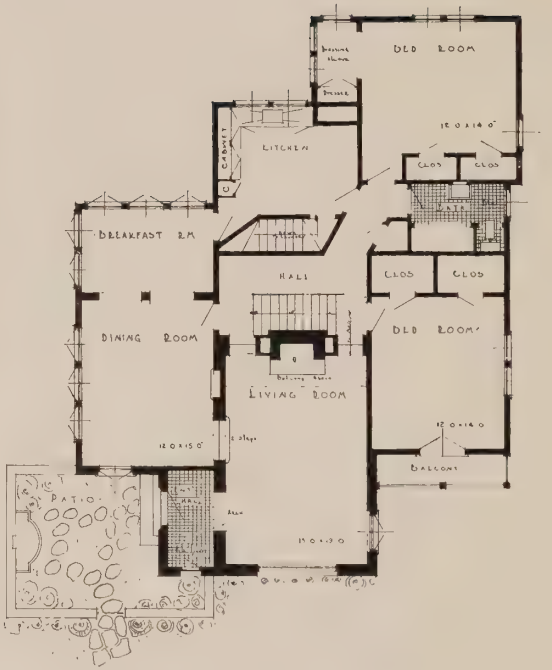
THIS little home has received much praise—because of its clever exterior, and the splendid floor plan, which has been drawn to utilize all possible space. The iron gate makes the front of the house all the more attractive, and gives the appearance of spaciousness, which is so sought after. The arched window in the front lends itself well to the furnishing of the living room. The kitchen has the usual built in features which make this floor plan attractive to the housewife.

Plans and specifications $10.00.

No. 755.

BEAUTIFUL in its simplicity and yet unique in every sense of the word, is the most fitting way in which we can describe this home! It is of true Spanish type, a striking white stucco with a rich tile roof forming a very pleasing contrast. The high barreled ceiling in the living room gives a spacious atmosphere to that room. The large studio window tends to carry out the effect desired. The balcony effect in this room can be seen on the preceding page. It is indeed out of the ordinary for a small home.

Plans and specifications $15.00.



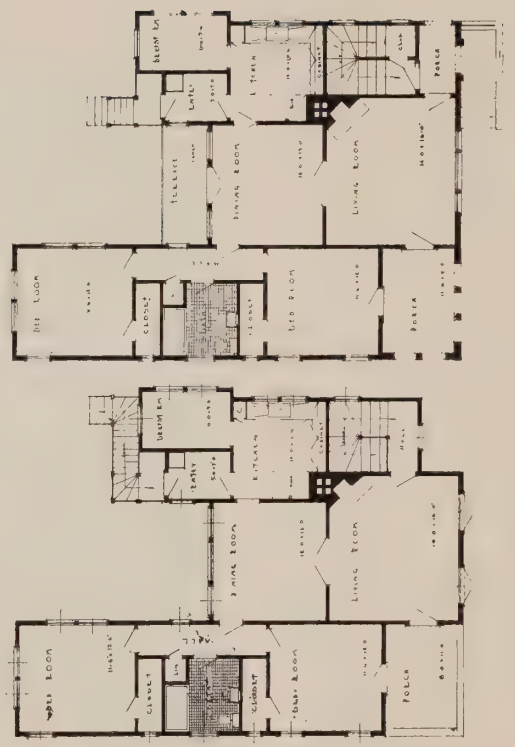
Floor Plan No. 755.

HERE is shown the interior of the living room in No. 755 The balcony overlooking the room is intended for a reading nook with book shelves and a seat. This is reached by an interesting staircase in the hall beyond.

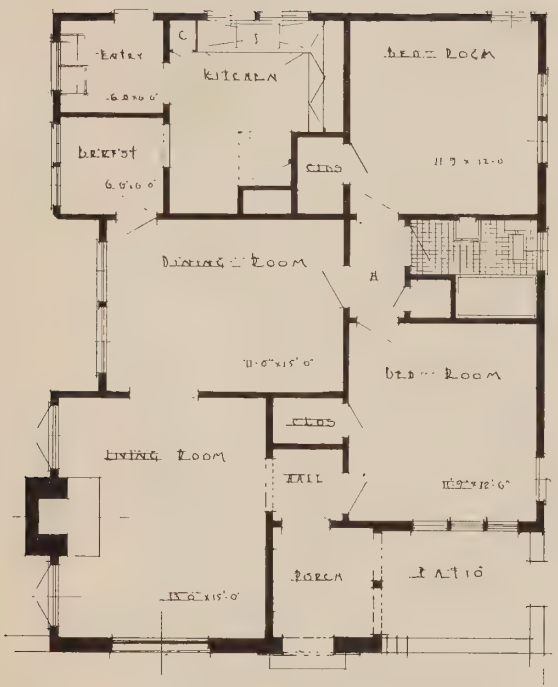
No. 756.

WHILE this book is primarily published for bungalows we could not resist the temptation to show the reader these flats, which are probably the most artistic yet seen. The most interesting fact is that to look at this building you get the impression that it is a one family residence. That was the designer's aim. The two outside porches which open from the living room, appeal to the average renter. We have found that flats of this type rent before they are hardly finished.

Plans and specifications $20.00.



Floor Plan No. 756.



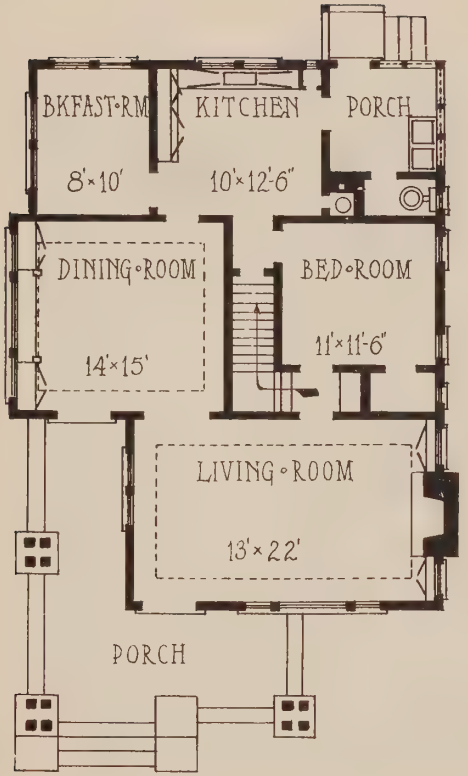
Floor Plan No. 757.

No. 757.

UNIVERSAL admiration is accorded this home. As you examine it more closely your delight grows. It is extremely modest but still it shows that it can hold its own in any good locality. The rough troweled stucco and tile roof make a pleasing combination indeed giving a feeling of prosperity and substantiality which is unsurpassed.

Plans and specifications $10.00.

No. 758.



First Floor Plan No. 758.

Second Floor Plan,

No. 758.

THIS pleasing story and a half bungalow we have put in our book because it has been so popular in the past. In the San Joaquin valley where the heat is intense in summer this plan seems to meet with extra favor, as the upper story is so arranged as to allow free circulation of air through the bedrooms. Trimmings of red pressed brick give it an air of substantiality.

Plans and specifications $15.00.

INTERIOR of No. 728 looking from dining room into breakfast alcove. Note that this alcove is elevated above the dining room which with the double arch and column gives a most desirable effect.

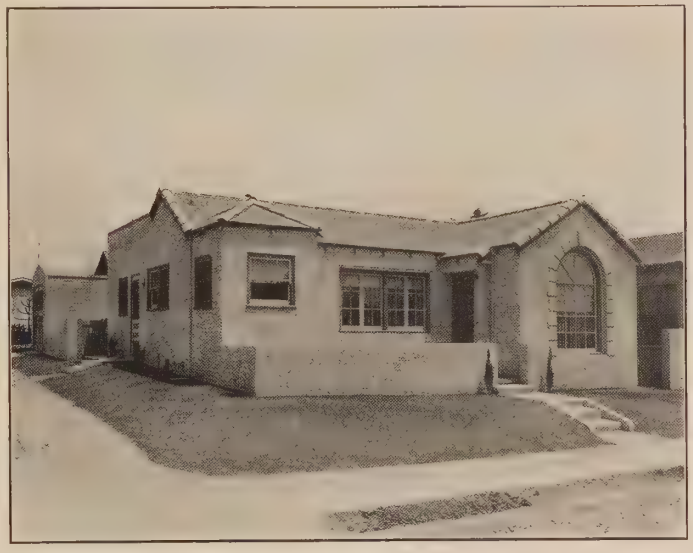
Interior of Dining Room in No. 733.

Interior of Living Room in No. 733. Note barreled ceiling, the artistic but inexpensive mantel and the delightful texture used on the walls.

Above are shown two interiors of Design No. 701. This is a real home as these photographs indicate.

A new idea for a small sun porch or solarium. Note the fish pool, almost entirely covered by the luxurious growth of tropical plants and palms which thrive marvelously in a spot like this.

HERE we have undertaken to show the reader one of Oakland's many beautiful back yards. Here is pictured a wild garden in every respect. The picture can hardly do it justice but it is indeed a beautiful spot.



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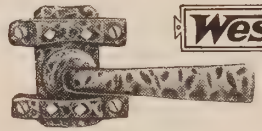

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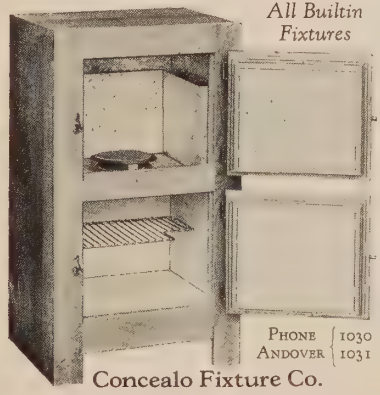

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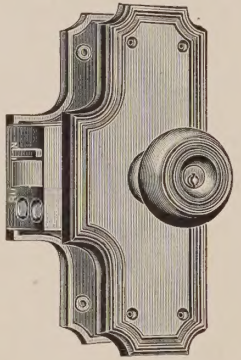

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